

TOWNSHIP OF FLORENCE  
RESOLUTION NO. 2021-91

RESOLUTION AUTHORIZING EXECUTION OF PAYMENT IN LIEU OF TAXES  
(PILOT) AGREEMENT WITH PROJECT FREEDOM FOR THE DEVELOPMENT  
OF AFFORDABLE HOUSING WITHIN THE TOWNSHIP OF FLORENCE,  
COUNTY OF BURLINGTON, STATE OF NEW JERSEY

WHEREAS, Project Freedom is a not-for-profit New Jersey corporation located at 1 Freedom Boulevard, Lawrenceville, New Jersey (hereinafter the "Sponsor"), which advocates for and develops opportunities for independent living for persons with disabilities and for persons with very low, low or moderate income; and

WHEREAS, the Sponsor intends to construct an affordable rental housing development pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended, N.J.S.A. 55:14K-1 et seq. ("NJHMFA Law"), and corresponding regulations promulgated under N.J.A.C. 5:80-1 et seq., within the Township of Florence ("Township") on a tract of land identified as Block 121, Lots 4.02 and 9 on the official tax map of the Township ("Project"); and

WHEREAS, the NJHMFA Law authorizes the governing body of a municipality to exempt an affordable housing development project from real property taxation if the project's sponsor enters into an Agreement for Payments in Lieu of Taxes ("PILOT") with the municipality pursuant to N.J.S.A. 55:14K-37; and

WHEREAS, the Township Council of the Township of Florence ("Township Council") has determined that it is in the public interest to enter into a PILOT Agreement with the Sponsor for the Project in substantially the form attached hereto as Exhibit "A" to assure the development and construction of affordable rental housing within the Township.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Florence, County of Burlington, State of New Jersey, that:

1) The Council hereby authorizes and directs the Mayor and/or Township Administrator and Township Clerk to execute, on behalf of the Township, the PILOT Agreement for payments in lieu of taxes with Project Freedom in substantially the form attached hereto as Exhibit "A"; and

2) The execution of the PILOT Agreement is conditioned upon Project Freedom obtaining funding from the NJHMFA and obtaining all necessary municipal approvals.

3) The Township staff and professionals are hereby authorized to take any reasonable and necessary action to fulfill the Township's obligations set forth under the PILOT Agreement attached as Exhibit "A."

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I, NANCY L. ERLSTON, Township Clerk of the Township of Florence, County of Burlington, State of New Jersey, do hereby certify that the foregoing is a true copy of a Resolution approved by the Township Council at a meeting held on April 21, 2021.



NANCY L. ERLSTON, RMC  
Township Clerk